



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, September 22, 2015 @ 6:00 PM

Call to Order – 6:00 P.M.

*****CONSENT CALENDAR*****

1. Minutes of Previous Meetings [Attach 1](#)

Action: Approve the minutes from the September 8, 2015 Planning Commission Meeting.

2. Grand Villa Memory Care Addition [File # SPN-2015-338] [Attach 2](#)

Request to construct a 22,840 sf addition to an existing assisted living facility on 2.85 acres in an R-16 (Residential 16 du/ac) zone district.

Action: Approval of the Project

Applicant: BSLC II – Bryan Beamer dba Bethesda Senior Living Communities,
Owner

Scott Sorensen, PE, Austin Civil Group, Representative

Location: 2680 N. 15th Street

Staff presentation: Brian Rusche, Senior Planner

3. Morse Zone of Annexation [ANX-2015-343] [Attach 3](#)

Request to zone 39.77 acres from a County RSF-R (Residential Single-Family Rural) to a City R-4 (Residential 4 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Timothy L. and Christina S. Morse
William L. Morse Trust

Location: 2997 B ½ Road
215, 227, 229 30 Road

Staff presentation: Brian Rusche, Senior Planner

*****INDIVIDUAL CONSIDERATION*****

4. Park Mesa Subdivision Outline Development Plan [PLD-2015-400] [Attach 4](#)

Request for an Outline Development Plan and a PD (Planned Development) Ordinance with a default zone of R-2 (Residential – 2 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Ken Scissors, Owner

Location: 323 Little Park Road

Staff Presentation: Scott Peterson, Senior Planner

5. Nonscheduled Citizens and/or Visitors

6. Other Business

7. Adjournment

Attach 1

GRAND JUNCTION PLANNING COMMISSION
September 8, 2015 MINUTES
6:00 p.m. to 6:04 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance representing the City Planning Commission were, Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Kathy Deppe, Keith Ehlers, Steve Tolle, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Development Services Manager), and Scott Peterson (Senior Planner) and Senta Costello (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 4 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

There were no announcements, presentations and/or visitors.

Consent Agenda

1. Minutes of Previous Meetings

Action: Approve the minutes from the August 11, 2015 Planning Commission Meeting.

2. Community Hospital Alley Vacation [File # VAC-2015-323]

Request to vacate North/South and East/West public right-of-way alleys located between N. 11th Street, N. 12th Street, Orchard Avenue and Walnut Avenue which are in a PD (Planned Development) zone district.

Action: Recommendation to City Council

Applicant: Colorado West Health Care Systems – David Willower

Location: 2021 N. 21st Street

Staff presentation: Senta Costello, Senior Planner

3. 1800 Main Street Apartments Right-of-Way [VAC-2015-314]

Request to vacate public right-of-way located east of 1800 Main Street which is no longer needed.

Action: Recommendation to City Council

Applicant: Gemini Capital of Grand Junction LLC, Owner
Eric Kraai, Kraai Design Inc., Representative
Location: East of 1800 Main Street
Staff presentation: Scott Peterson, Senior Planner

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing.

Commissioner Buschhorn stated that prior to the motion for the Consent Agenda, he moves to add two items, number four and five on the Public Hearing items, to the Consent Agenda. Commissioner Tolle seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

Chairman Reece asked the staff and public if they wanted to move either of the two new items off the Consent Agenda. With no further amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Wade) “I move that we approve the Consent Agenda.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

Nonscheduled Citizens and/or Visitors

None

General Discussion/Other Business

Greg Moberg, Development Services Manager, noted that there will be a second workshop and meeting for the month of September.

Adjournment

The Planning Commission meeting was adjourned at 6:04 p.m.



Date: September 10, 2015
 Author: Brian Rusche
 Title/ Phone Ext: Senior Planner / x.4058
 Proposed Schedule:
Tuesday, September 22, 2015
 File # (if applicable): SPN-2015-338

PLANNING COMMISSION AGENDA ITEM

Attach 2

Subject: Grand Villa Memory Care Addition, located at 2680 N. 15 th Street
Action Requested/Recommendation: Consider a request to construct a 22,840 square foot addition to an existing assisted living facility on 2.85 acres in an R-16 (Residential 16 du/ac) zone district.
Presenter(s) Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to construct a 22,840 square foot addition to an existing assisted living facility, located on 2.85 acres at 2680 N. 15th Street in an R-16 (Residential 16 du/ac) zone district.

Background, Analysis and Options:

Grand Villa was constructed in 1988 at the southeast corner of 15th Street and Patterson Road. The assisted living facility is licensed for 64 beds, but currently only utilizes 44 beds. The facility is proposing to construct an addition specifically for memory care, adding 32 beds and 15 employees.

The facility has registered annually (GH-2002-002) with the City since 2002 as required by Grand Junction Municipal Code (GJMC) Section 21.04.030(p). Because the facility was established prior to January 21, 2001, it is considered a legal nonconforming group living facility. As such, the proposed expansion requires approval by the Planning Commission, in accordance with GJMC Section 21.04.030(p)(7). The expansion is being evaluated in accordance with the current Group Living Facility standards, which are discussed in more detail in this report.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 12: Being a regional provider of goods and services the City will sustain, develop and enhance a healthy, diverse economy.

The proposed expansion will address a community need for memory care beds within an established facility, while adding jobs for the community and improvements to the property.

How this item relates to the Economic Development Plan:

The proposed expansion meets with the goals and intent of the Economic Development Plan by supporting and assisting an existing business within the community as it expands its services to an aging population.

Other issues:

The applicant will be providing a right-of-way (ROW) dedication along Patterson Road, which will impact the existing facility sign. The applicant would like to keep this sign in its present location rather than moving the sign, so a Revocable Permit is necessary. This Permit does not require a recommendation from the Planning Commission but will require City Council approval under a separate request.

Previously presented or discussed:

A neighborhood meeting was held on September 9, 2015, with neighbors and residents in attendance.

Attachments:

Location Map
Aerial Photo
Comprehensive Plan Map
Zoning Map
Site Plan
Building Elevations
Citizen Comments

BACKGROUND INFORMATION			
Location:		2680 N. 15 th Street	
Applicants:		Owner: BSLC II – Bryan Beamer d/b/a Bethesda Senior Living Communities Representative: Austin Civil Group – Scott Sorensen, PE	
Existing Land Use:		Assisted Living facility	
Proposed Land Use:		Memory Care addition	
Surrounding Land Use:	North	Single-Family Residential	
	South	<i>Single-Family Residential</i>	
	East	<i>Single-Family Residential</i>	
	West	Multi-Family Residential	
Existing Zoning:		R-16 (Residential 16 du/ac)	
Proposed Zoning:		Same	
Surrounding Zoning:	North	R-O (Residential Office) R-8 (Residential 8 du/ac)	
	South	R-8 (Residential 8 du/ac)	
	East	R-8 (Residential 8 du/ac)	
	West	R-8 (Residential 8 du/ac)	
Future Land Use Designation:		Residential High Mixed Use	
Zoning within density range?		X	Yes
			No

ANALYSIS:

Group Living Facility - Section 21.04.030(p) of the Grand Junction Municipal Code

Section 21.04.030(p)(7) – Continuance states:

(7) Continuance.

(i) All group living facilities which were in existence as such prior to January 21, 2001, may continue without regard to the provisions of this subsection, with the exception of registration. Such use may continue until the occurrence of any of the following:

- (A) Any expansion of the facility which results in an increase in the number of residents;
- (B) Any expansion which results in a change of use, as defined by this subsection;
- (C) Any expansion of common areas which does not result in more than 300 square feet per structure;

- (D) Any expansion which results in further nonconformity under this code;
- (E) Any expansion due to damage or destruction of the facility, as provided in Chapter [21.08](#) GJMC; or
- (F) Abandonment of the group living facility use for a period of more than 12 months.

(ii) Any remodel which is an interior remodel and does not affect the size or the use of the facility is not an expansion which will require the facility to come into conformity under this code.

(iii) If any expansion occurs as described in subsection (p)(7)(i) of this section, the facility shall conform to all requirements of this code and the expansion shall be subject to approval by the Planning Commission after public hearing.

Since Grand Villa was established prior to January 21, 2001 and is now proposing an expansion, the facility must conform to all requirements of this code and the expansion requires approval by the Planning Commission after public hearing.

Section 21.04.030(p)(8) states:

(8) The Director shall approve the annual registration if the applicant, when registering or renewing a registration, provides proof that:

- (i) The group living facility has a valid Colorado license, if any is required;

The facility is licensed by the State of Colorado.

- (ii) The group living facility is at least 750 feet from every other group living facility;

The facility is located less than 750 feet from two other group living facilities: Larchwood Inn at 2841 and 2845 N. 15th Street and Hilltop's Bacon Residential Center at 1405 Wellington Avenue. All of these facilities were established prior to the adoption of the Group Living standards, which set the separation distance described above. All of the facilities are registered with the City. The proposed expansion of Grand Villa will be east of the existing building and therefore will not be any closer to these facilities than the distance which already exists.

- (iii) The group living facility has complied with the applicable City, State and other building, fire, health and safety codes as well as all applicable requirements of the zone district in which the group living facility is to be located;

The site plan for the proposed expansion has been reviewed and found to meet the applicable requirements of the R-16 zone district and other development standards.

Other agencies will determine compliance with building, fire, health and safety codes prior to issuing permits for construction of the expansion.

- (iv) The architectural design of the group living facility is residential in character and generally consistent with the R-O zone district;

The building elevations demonstrate compliance, with one and two story segments, pitched roof with asphalt shingles, vinyl windows and other architectural features that blend with the appearance of the existing building and are residential in character.

- (v) Only administrative activities of the private or public organization sponsored, conducted or related to group living facilities shall be conducted at the facility;

This requirement is already being met.

- (vi) The group living facility complies with the parking requirements of this code; and

The minimum amount of parking required is one (1) space per four (4) beds and one (1) space per three (3) employees. The 48 parking spaces provided for the entire facility exceeds the minimum requirement of 29 spaces, calculated on the basis of 76 beds and 30 employees including the new addition.

- (vii) The maximum number of residents allowed is not exceeded.

The proposed expansion will increase the total residents at this facility to 76. The facility is already classified as an Unlimited Group Living Facility, which is more than 17 unrelated persons.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Grand Villa Memory Care Addition application, SPN-2015-338, I make the following findings of fact, conclusions and conditions:

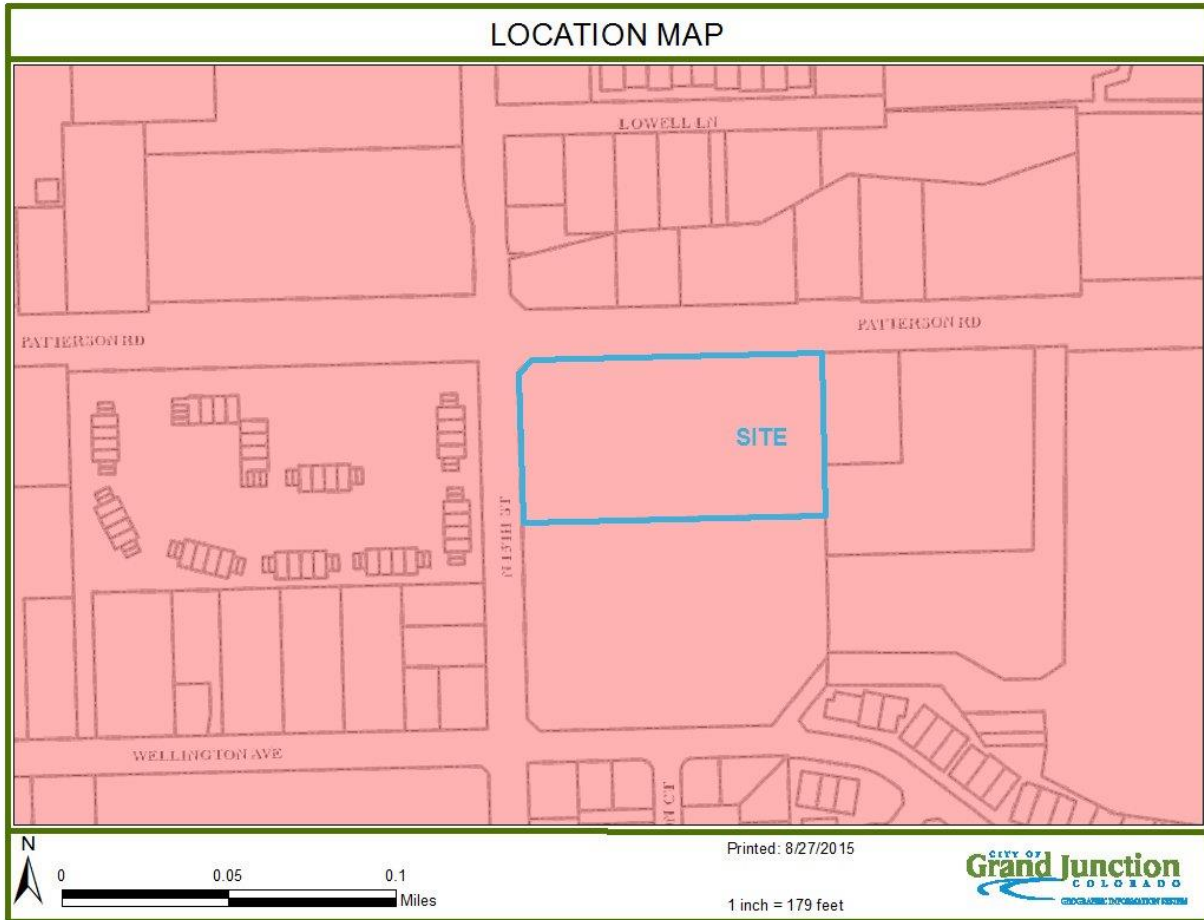
1. The request is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.04.030(p)(8) of the Grand Junction Municipal have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested expansion of a group living facility, SPN-2015-338 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the request for the Grand Villa Memory Care Addition application, number SPN-2015-338 to be located at 2680 N. 15th Street, I move that the Planning Commission approve the requested expansion of a group living facility with the facts and conclusions listed in the staff report.



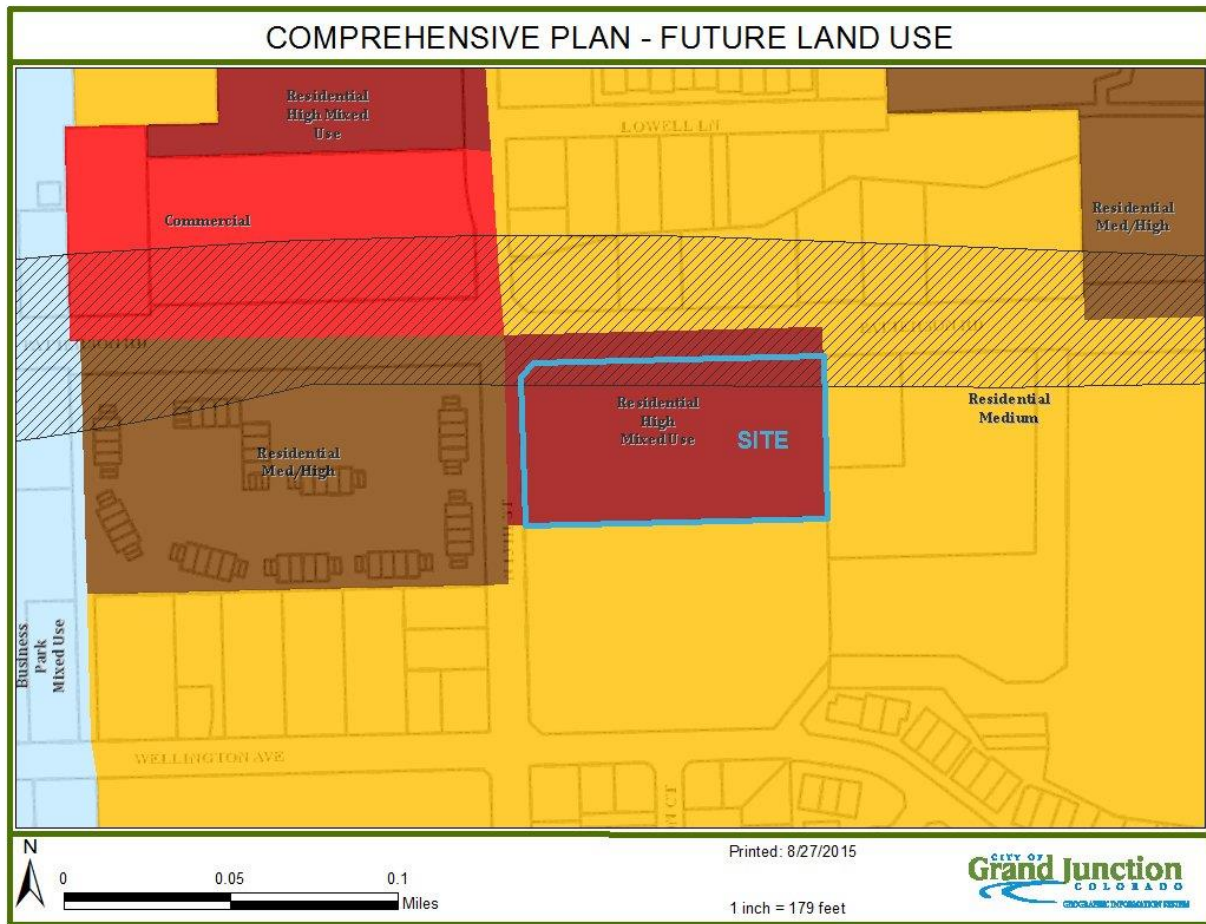
Aerial Photo

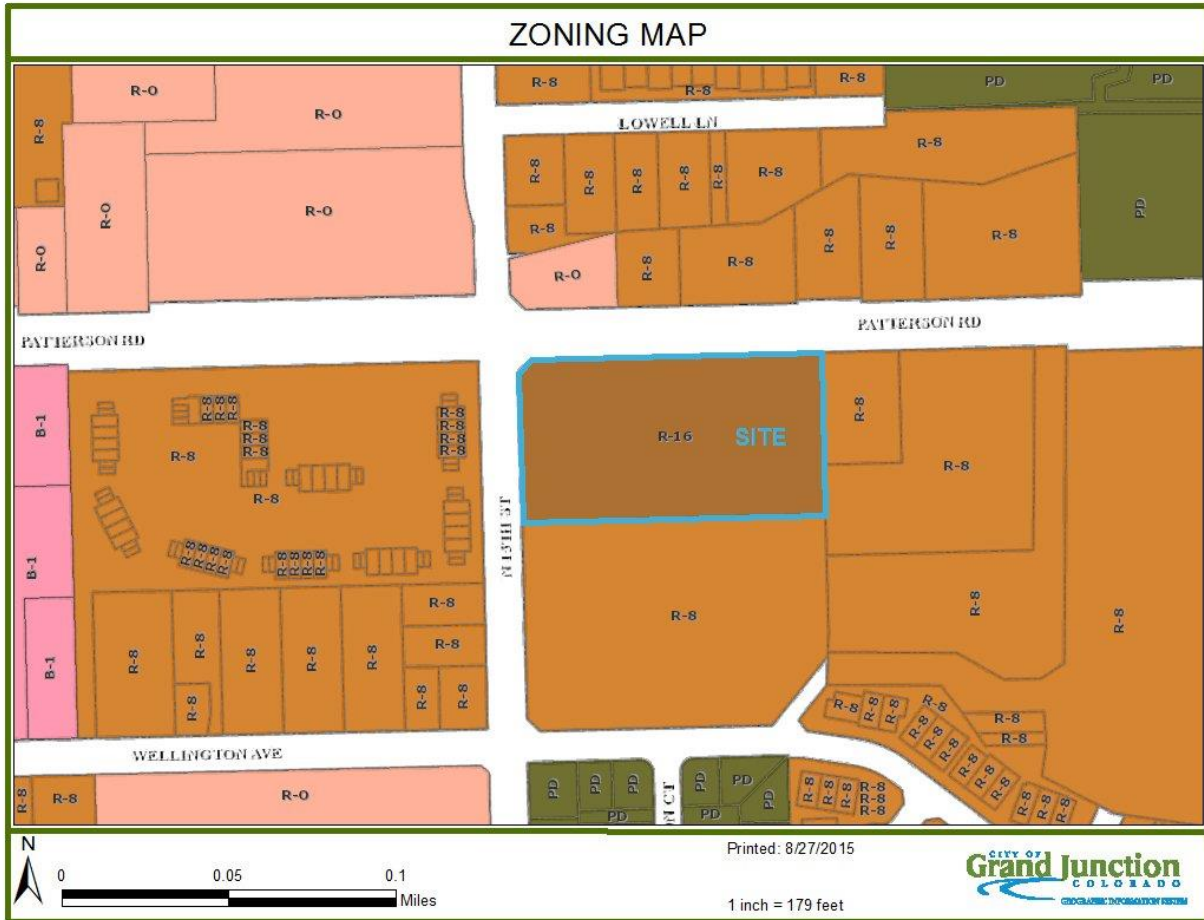


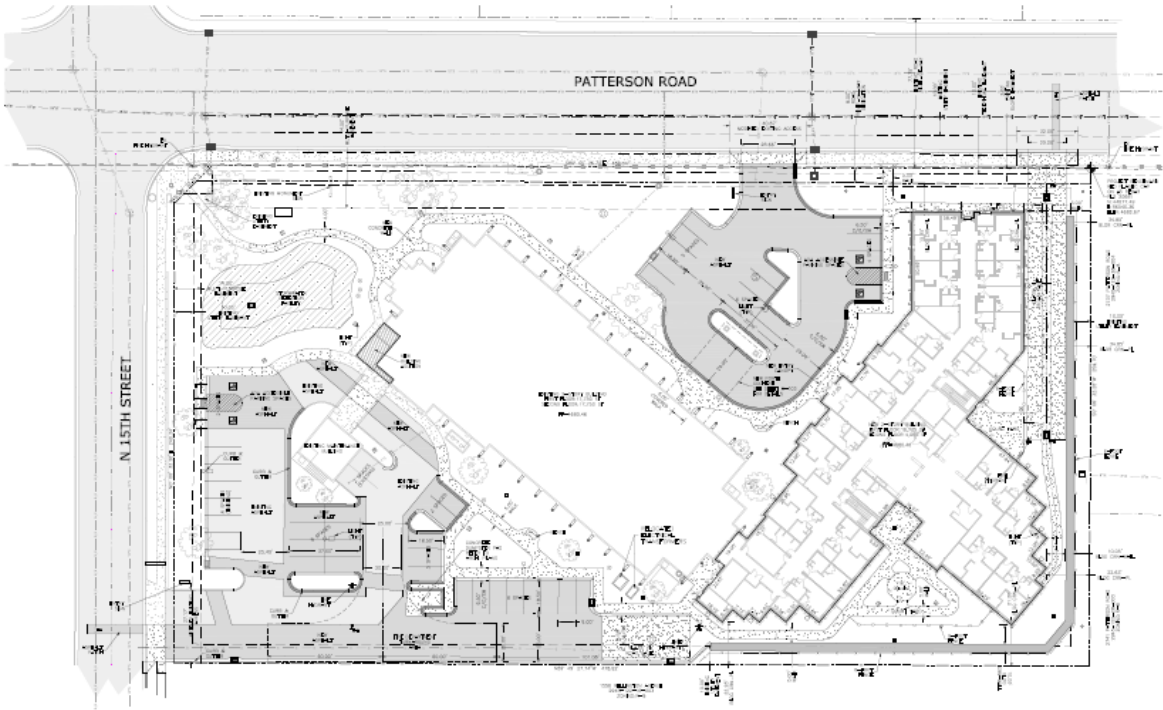
Printed: 8/27/2015

1 inch = 179 feet

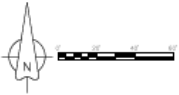




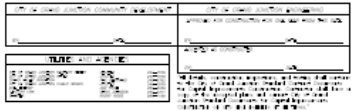




- GENERAL NOTES:**
1. ALL INFORMATION INDICATED AND DENIALS SHALL BE COORDINATED WITH PROPERTY INTERESTS PRIOR TO CONSTRUCTION.
 2. ALL PAVING SHALL BE 4 IN. ASPHALT ON 4 IN. 1/2" SAND. ALL PAVEMENT SHALL BE 1/2" SAND. ALL PAVEMENT SHALL BE 1/2" SAND.
 3. ALL UTILITIES SHALL BE 18" DEEP UNLESS OTHERWISE NOTED.
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 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A COPY OF GRADE AND ELEVATION DATA FROM THE CITY ENGINEERING DEPARTMENT. THE RESULT MAY BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	CONSTRUCTION	100	SQ. FT.	100
2	LANDSCAPING	50	SQ. FT.	50
3	PAVING	200	SQ. FT.	200
4	UTILITIES	150	SQ. FT.	150
5	OTHER	100	SQ. FT.	100
TOTAL				600



Lantz-Boggio Architects, P.C.
 1527 Broadway Drive
 Grand Junction, Colorado 81505
 Phone: (970) 243-2100

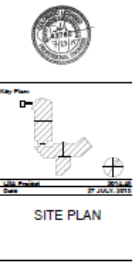
GRAND VILLA - MEMORY CARE
 1527 Broadway Drive
 Grand Junction, Colorado 81505
 Phone: (970) 243-2100

Owner:
 MEMORIAL HOSPITALS
 1527 Broadway Drive
 Grand Junction, Colorado 81505
 Phone: (970) 243-2100

City Engineer:
 TERRY L. BOWEN
 1527 Broadway Drive
 Grand Junction, Colorado 81505
 Phone: (970) 243-2100

Architect:
 TERRY L. BOWEN
 1527 Broadway Drive
 Grand Junction, Colorado 81505
 Phone: (970) 243-2100

No.	Date	Description



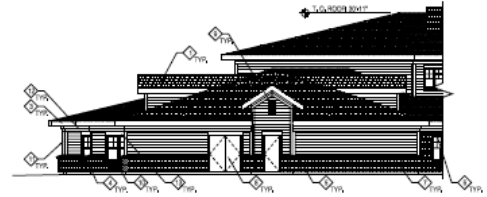


- KEYNOTE
1. EXTERIOR ROOF MATERIALS - TO MATCH EXISTING BUILDING MATERIALS AND COLOR
 2. CONCRETE ROOF CURBS - TO MATCH EXISTING BUILDING MATERIALS AND COLOR
 3. 1/2" FIBREBOARD - TO MATCH EXISTING BUILDING MATERIALS AND COLOR
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MEMORY CARE ADDITION SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



MEMORY CARE ADDITION WEST ELEVATION
SCALE: 1/8" = 1'-0"



MEMORY CARE ADDITION NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MEMORY CARE ADDITION NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Lantz-Boggs Architects, P.C.
MEMORIAL DRIVE OFFICE
1400 MEMORIAL DRIVE, SUITE 100
DENVER, COLORADO 80202
PH: 303.733.4700

GRAND VILLA - MEMORY CARE
1501 North 15th Street
Grand Junction, Colorado

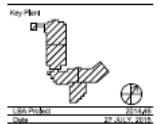
Owner:
BETHLEHEM FOUNDATION
1575 Colorado Drive
Colorado Springs, Colorado 80901
Phone: (719) 487-0700

CM Engineer:
AUSTIN CIVIL GROUP
22 North 1st Street, Suite 200
Grand Junction, Colorado 81501
Phone: (970) 243-7940

Landscape Architects:
JULIE WOLVERTON
6784 Highway Road
Montrose, Colorado 81403
Phone: (970) 243-3832

Electrical Engineer:
ALGER ENGINEERING
6175 Oak Harbor Circle
Montrose, Colorado 81403
Phone: (970) 738-2738

No.	Date	Description



EXTERIOR ELEVATIONS

To Access the Agenda and Backup Materials electronically, go to www.gjcity.org

From: "Dick Fulton" <R.Fulton@wcra.com>
To: "Brian Rusche" <brianr@ci.grandjct.co.us>
CC: "Bryan Beamer" <bbeamer@ba.org>
Date: 8/18/2015 3:49 PM
Subject: RE: Grand Villa
Attachments: image001.jpg

Hi Brian,

I have owned the property immediately south of the Grand Villa facility since 1981, sharing a rather long East/West property line.

I have reviewed the plans for the Grand Villa addition and discussed my few concerns with Bryan Beamer of Bethesda, the owner/operator of Grand Villa. My concerns (mainly over the access to irrigation water) were fully addressed by Mr. Beamer and I fully support the plans and the application.

Sincerely,

Richard Fulton

Richard Fulton, MD

Novel Solutions for Interventional Dilemmas

<<mailto:rfulton@wcra.com>> rfulton@wcra.com

970-216-0204 Cell

From: Brian Rusche [<mailto:brianr@ci.grandjct.co.us>]
Sent: Tuesday, August 11, 2015 4:46 PM
To: rfulton@wcra.com
Subject: Grand Villa

Dick,

Thank you for your inquiry!

Attached are copies of plans and other documents submitted on behalf of the Grand Villa.

If you have any questions, please let me know.

Sincerely,

Brian Rusche

Senior Planner

City of Grand Junction

(970) 256-4058



Date: September 7, 2015
 Author: Brian Rusche
 Title/Phone Ext:
Senior Planner/4058
 Proposed Schedule:
September 22, 2015
 File #: ANX-2015-343

Attach 3

PLANNING COMMISSION AGENDA ITEM

Subject: Morse Zone of Annexation, Located at 2997 B 1/2 Road
Action Requested/Recommendation: Forward a recommendation to City Council to zone 39.77 acres from a County RSF-R (Residential Single-Family Rural) to a City R-4 (Residential 4 du/ac) zone district.
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to zone 39.77 acres from a County RSF-R (Residential Single-Family Rural) to a City R-4 (Residential 4 du/ac) zone district.

Background, Analysis and Options:

The property owners have petitioned for annexation into the City and have requested a zoning of R-4 (Residential 4 du/ac) to facilitate the subdivision of one of the parcels and eventual sale of the balance of the property. Under the 1998 Persigo Agreement with Mesa County, residential annexable development, which includes the subdivision of a previously platted parcel, within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City.

Neighborhood Meeting:

A Neighborhood Meeting was held on August 25, 2015. A summary of the discussion and attendance is attached.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Annexation of the property will create consistent land use jurisdiction and allow for efficient provision of municipal services.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Annexation of the property will create an opportunity for future residential development in a manner consistent with adjacent residential development.

How this item relates to the Economic Development Plan:

Goal: Be proactive and business friendly. Streamline processes and reduce time and costs to the business community while respecting and working within the protections that have been put into place through the Comprehensive Plan.

Annexation of the property will create an opportunity for future residential development in a manner consistent with adjacent residential subdivisions already in the City and is consistent with the Future Land Use Designation of Residential Medium Low identified in the Comprehensive Plan.

Board or Committee Recommendation:

There is no other committee or board recommendation.

Financial Impact/Budget:

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Other issues:

The proposed annexation will create an enclave of five (5) parcels, all single-family residences, along the north side of B Road. Under the 1998 Persigo Agreement with Mesa County, the City agreed to annex all enclaved areas within five years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years.

Previously presented or discussed:

This has not been previously discussed by the Planning Commission.

Attachments:

1. Background information
2. Staff report
3. Annexation Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing Zoning Map
7. Neighborhood Meeting Summary

8. Ordinance

BACKGROUND INFORMATION					
Location:		2997 B ½ Road 215, 227, 229 30 Road			
Applicant:		Timothy L. and Christina S. Morse William L. Morse Trust			
Existing Land Use:		Agricultural Single-Family Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Agricultural			
	South	Single-Family Residential			
	East	Agricultural Single-Family Residential			
	West	Single-Family Residential			
Existing Zoning:		County RSF-R (Residential Single-Family Rural)			
Proposed Zoning:		R-4 (Residential 4 du/ac)			
Surrounding Zoning:	North	County RSF-R (Residential Single-Family Rural) County PUD (Planned Unit Development)			
	South	R-4 (Residential 4 du/ac)			
	East	County RSF-R (Residential Single-Family Rural)			
	West	R-4 (Residential 4 du/ac) PD (Chipeta Pines)			
Future Land Use Designation:		Residential Medium Low			
Zoning within density/intensity range?		X	Yes		No

Sections 21.02.140 - Grand Junction Zoning and Development Code:

Section 21.02.160 of the Grand Junction Municipal Code (GJMC), states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan Future Land Use Map designates the property as Residential Medium Low (2-4 du/ac). The request for an R-4 (Residential 4 du/ac) zone district is consistent with this designation.

In addition to a finding of compatibility with the Comprehensive Plan, one or more of the following criteria set forth in Section 21.02.140 (a) of the Code must be met in order for the zoning to occur:

(1) Subsequent events have invalidated the original premise and findings;

The requested annexation and rezoning is being triggered by the 1998 Persigo Agreement between Mesa County and the City of Grand Junction in anticipation of

future development. The Persigo Agreement defines Residential Annexable Development to include any proposed development that would require a public hearing under the Mesa County Land Development Code as it was on April 1, 1998. (GJMC Section 45.08.020.e.1). The property owner intends to divide off a portion of the primary parcel in order to facilitate the settling of an estate. Upon inquiry with Mesa County, it was determined that the subject property was originally part of the Avoca Orchards Subdivision of 1895. Despite having already been divided into separate parcels, an additional subdivision would require a public hearing, meaning the request meets the criteria for residential annexable development found within the Persigo agreement and therefore the property cannot be partitioned as a subdivision in unincorporated Mesa County. Thus, the property owner has petitioned for annexation.

This criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan;

The adjacent properties on the west have been developed into residential subdivisions, beginning with Chipeta Pines in 1999 with additional phases developed in 2000. The overall density of Chipeta Pines is 3.96 du/ac. To the north of Chipeta Pines is Chipeta Glenn, platted in two phases in 2005 with 59 single-family lots at a density of 3.39 du/ac.

Further south, at the southwest corner of B and 30 Roads is Hawks Nest, which has recently platted its third and final phase, for total of 110 single-family lots at a density of 3.58 du/ac.

Until residential development occurs, agricultural use of the property can continue as a legal nonconforming use, including the keeping of agricultural animals pursuant to Section 21.04.030(a) of the Grand Junction Municipal Code. The owner has provided evidence of existing agricultural use prior to annexation.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed;

There are public utilities available in Seasons Drive, including potable water provided by the Ute Water Conservancy District, sanitary sewer service maintained by the City and/or the Orchard Mesa Sanitation District, and electricity from Grand Valley Power and/or Xcel Energy (franchise utilities). Utility mains and/or individual service connections will be extended into the property as part of future development of the parcel(s).

The property is within the Mesa View Elementary school attendance boundary. Wingate is less than one (1) mile southwest on B Road.

Fire Station No. 4 is under construction just over one (1) mile northwest on B ½ Road.

Commercial uses, including a supermarket, restaurant(s), other retail and office uses, and a library are located along US Highway 50 at the intersection of 27 ¾ Road, about two and one-half (2 ½) miles from the annexation area.

This criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;

The R-4 zone district is the predominant zoning designation on Orchard Mesa north of US Highway 50 between 29 and 30 Road. Undeveloped R-4 property, approximately 68 acres, exists on the north side of B ½ Road as well as approximately 36 acres, on the south side of B Road. Some of these properties were originally proposed for subdivision(s) while the balance was annexed as enclaved property. These properties remain as agricultural or single-family residential uses. Until residential development occurs, agricultural use of the property can continue as a legal nonconforming use, including the keeping of agricultural animals pursuant to Section 21.04.030(a) of the Grand Junction Municipal Code.

The adjacent subdivision of Chipeta Glenn, has only two (2) vacant lots and the third phase of Hawks Nest has 22 vacant lots.

Since there are currently other properties that are developable at a density of 4 dwelling units per acre (R-4), there is not an inadequate supply of suitably designated land available in this part of the community and therefore this criterion has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed R-4 zone would implement Goals 3 of the Comprehensive Plan by creating an opportunity for future residential development in a manner consistent with adjacent residential development.

This criterion has been met.

Alternatives: The following zone districts would also be consistent with the Future Land Use Designation of Residential Medium Low for the subject property:

- a. RR (Residential Rural)
- b. R-E (Residential Estate)
- c. R-1 (Residential 1 du/ac)
- d. R-2 (Residential 2 du/ac)
- e. R-5 (Residential 5 du/ac)

The intent of the R-4 (Residential 4 du/ac) zone is to provide for medium-low density single-family uses where adequate public facilities and services are available. This zone is consistent with the density of the adjacent subdivisions to the south and west. An R-5 zone district would allow density that exceeds that of the surrounding neighborhoods.

The applicant intends to separate approximately three (3) acres of the primary parcel, so the existing County zoning of RSF-R and the comparable City zoning of RR would not be appropriate, as they require five (5) acre lots. Two of the residences owned by the Morse family are on parcels less than one-half (1/2) acre, so the R-E and R-1 zones would render these properties nonconforming. Only the R-2 zone would address the request of the applicant, but would also limit the future options for developing the remaining property and may require a developer to rezone in the future, which is contrary to the Economic Development Plan.

I recommend the R-4 (Residential 4 du/ac) zone district in order to prepare the property for future subdivision, consistent with City standards, and for implementing the goals and policies of the Comprehensive Plan and the Economic Development Plan.

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the Morse Zone of Annexation, ANX-2015-343, a request to zone 39.77 acres from County RSF-R (Residential Single-Family Rural) to a City R-4 (Residential 4 du/ac) zone district, the following findings of fact and conclusions have been determined:

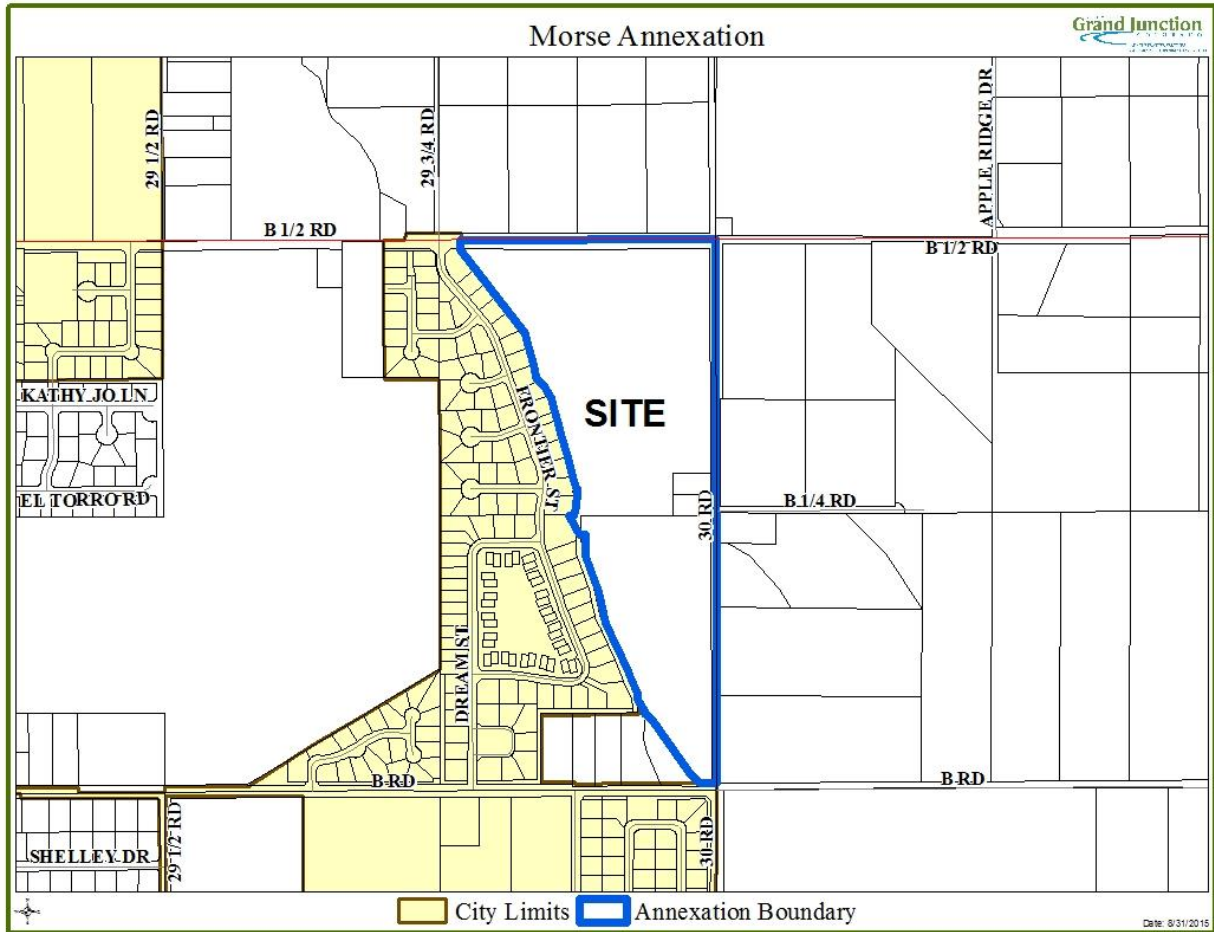
1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met, with the exception of Criterion 4.

STAFF RECOMMENDATION:

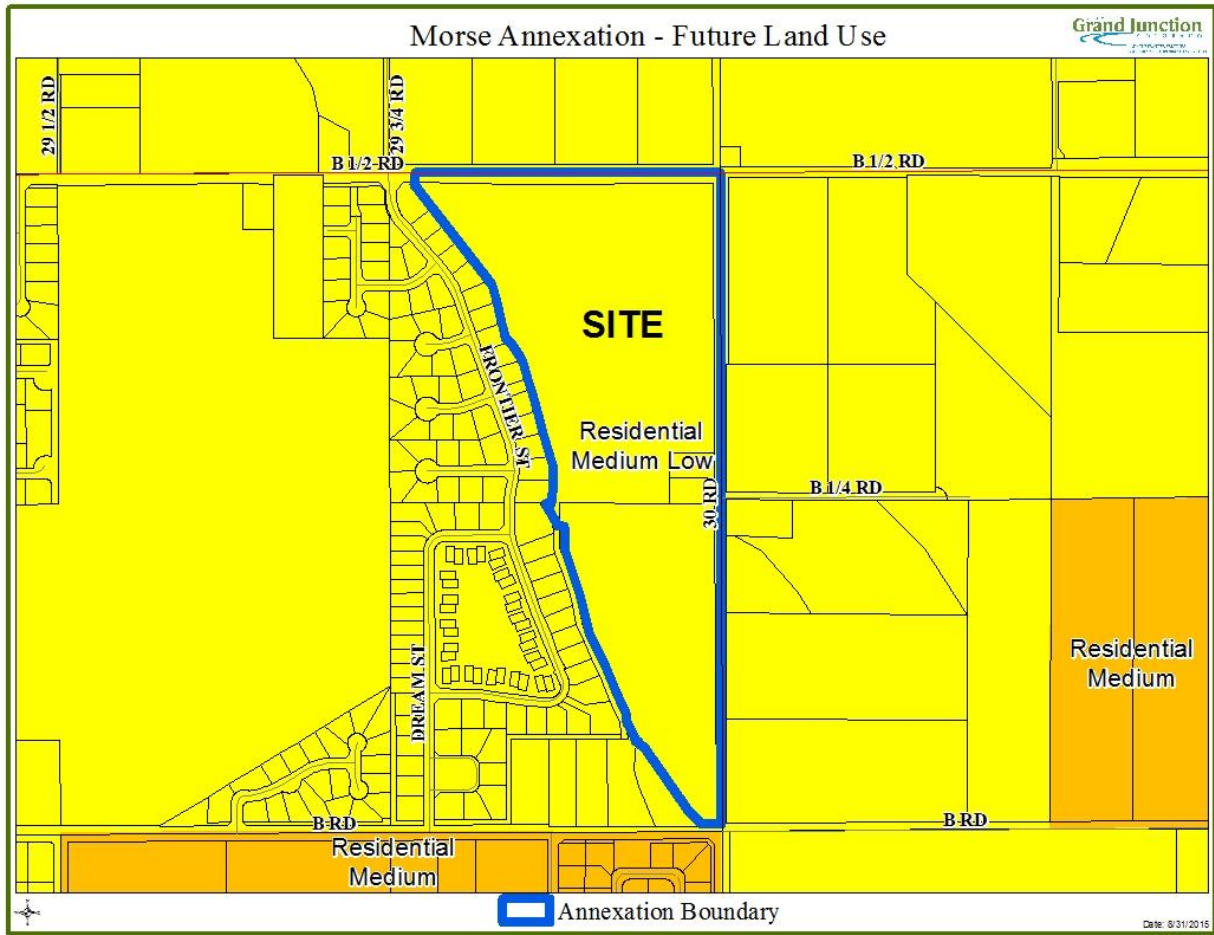
I recommend that the Planning Commission forward a recommendation to City Council of approval of the R-4 (Residential 4 du/ac) zone district for the Morse Zone of Annexation, ANX-2015-343 with the findings and conclusions listed above.

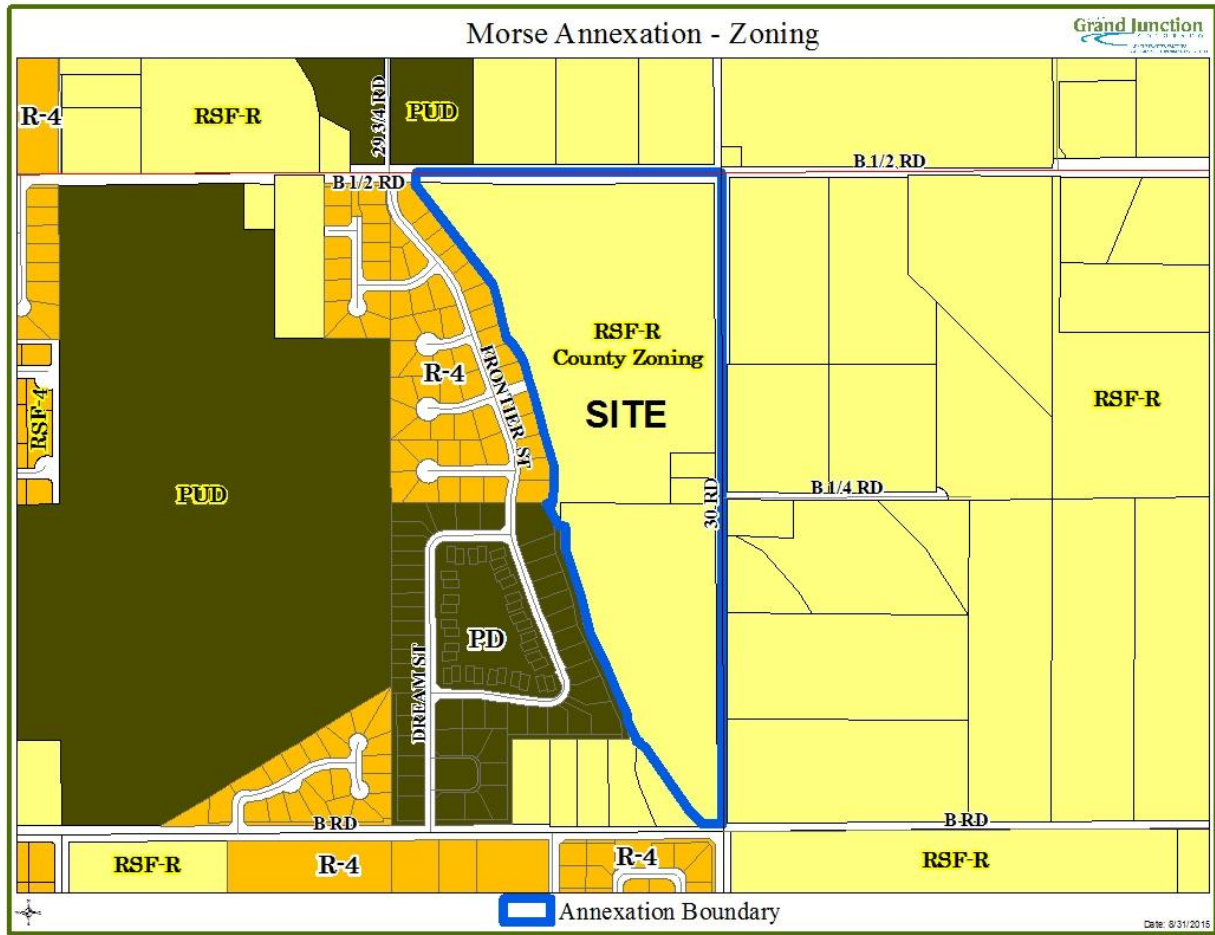
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Morse Zone of Annexation, ANX-2015-343, I move that the Planning Commission forward to City Council a recommendation of approval of the R-4 (Residential 4 du/ac) zone district, with the findings of fact and conclusions listed in the staff report.









Land Use Rezone Application
Timothy L. Morse
Neighborhood Meeting
August 25, 2015

Location – Chipeta Golf Course, 222 – 29 Road

Present – Tim and Christina Morse (Owners), Brian Rusche(Senior City Planner), WW and Judy Thompson, Chuck and Linda Reinut, Judy Depsy, Dennis and Claudia Cintas

A land use application change was submitted to the City of Grand Junction to rezone the four parcels between B and B1/2 Road on the west side of 30 Road.

The meeting began at 6:00 PM and Tim Morse gave a quick overview of the proposed plan to subdivide off the 3 acres and the home currently at 2997 B ½ Road from the remainder of the property. He explained the reason the rezone was being done was to settle an estate so one of the heirs could buy out the remaining heir on the family home. Discussion followed on city and county regulations making the rezone necessary. Discussion also touched on the fact that although the property would be zone for 4 houses per acre there were no immediate plans to do so by the current owners.

Concerns were raised on the type of homes that would be built, the design of the subdivision and where the entrance and exits would be. It was reiterated that those items would have to be addressed at a similar neighborhood meeting when a proposal to build an actual subdivision would be submitted to the City for approval.

The meeting ended at 7:00.



Legal Pad 63108
Bloc-notes légal/Bloc tamaño oficio

Sign In 8-25-15

Tim & Chris Mosse

WW + Judy Thompson

Chuck + Linda Bennett

Judy Thompson

Dennis & Claudia Cintas

BRIAN RUSCHE (CITY OF GRAND JUNCTION)

CITY OF GRAND JUNCTION, COLORADO**ORDINANCE NO.****AN ORDINANCE ZONING THE MORSE ANNEXATION
TO R-4 (RESIDENTIAL 4 DU/AC)****LOCATED AT 2997 B ½ ROAD**Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Morse Annexation to the R-4 (Residential 4 du/ac) zone district, finding that it conforms with the designation of Residential Medium Low as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential 4 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property shall be zoned R-4 (Residential 4 du/ac):

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the land bounded as follows:

Bounded on the North by the North line of the NE 1/4 SE 1/4 of said Section 29;
Bounded on the South by the North line of Hawks Nest Annexation No. 3, City of Grand Junction Ordinance No. 3738, as same is recorded in Book 3868, Page 155, Public Records of Mesa County, Colorado;

Bounded on the East by the East line of the SE 1/4 SE 1/4 of said Section 29 and by the East line of the NE 1/4 SE 1/4 of said Section 29;

Bounded on the West by:

1. The centerline of Orchard Mesa Irrigation District drain ditch OM-2,
2. The East line of Chipeta Glen Annexations No. 1 and No. 2, City of Grand Junction Ordinance No.'s 3627 and 3628, as same is recorded in Book 3659, Pages 638 and 641, Public Records of Mesa County, Colorado,

3. The East line of Chipeta Pines Annexation No. 2, City of Grand Junction Ordinance 3191, as same is recorded in Book 2646, Page 301, Public Records of Mesa County, Colorado.

CONTAINING 39.77 Acres, more or less, as described above.

Introduced on first reading this _____ day of _____, 2015 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

**Attach 4****PLANNING COMMISSION AGENDA ITEM**Date: September 4, 2015Author: Scott D. PetersonTitle/ Phone Ext: SeniorPlanner/1447Proposed Schedule: September22, 2015File #: PLD-2015-400**Subject:** Park Mesa Subdivision, Outline Development Plan, Located at 323 Little Park Road**Action Requested/Recommendation:** Forward a recommendation of approval to City Council for an Outline Development Plan and a PD (Planned Development) Ordinance with a default zone of R-2 (Residential - 2 du/ac) zone district.**Presenter(s) Name & Title:** Scott D. Peterson, Senior Planner**Executive Summary:**

The applicant, Ken Scissors, requests approval of an Outline Development Plan (ODP) for Park Mesa Subdivision as a Planned Development (PD) zone district with a default zone of R-2 (Residential – 2 du/ac) to develop an eight (8) lot, single-family detached subdivision on 12.1 +/- acres.

Background, Analysis and Options:

The subject property is currently vacant and is located adjacent to the southern boundary of the Persigo 201 sewer boundary. The property is 12.1 acres in size and has varying elevation contours, rock outcroppings and hillsides from 0 – 10% to over 30% slopes. In 2008 (City file number ANX-2008-065), the applicant, Ken Scissors, requested and the City Council granted annexation for the property on September 17, 2008 with a designated zoning district of R-1 (Residential – 1 du/ac). On February 9, 2010, the applicant received approval from the City Planning Commission regarding the Preliminary Plan application (City file number PFP-2008-065) to develop eight (8) single-family detached lots on 12.1 acres, however, due to the local economy at the time, the subdivision was never developed and the project has since expired. The applicant is now requesting approval of an Outline Development Plan (ODP) to develop the eight (8) single-family detached lots as Planned Development (PD) zone district in order to protect and preserve the existing natural features of the area.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on July 8, 2015 with nine (9) citizens along with the applicant, applicant's representative and City Project Manager in attendance. No objections to the proposed subdivision development were received.

How this item relates to the Comprehensive Plan Goals and Policies:

The requested Outline Development Plan for Park Mesa Subdivision meets the following goals and policies from the Comprehensive Plan by developing a vacant 12.1 acre property for 8 single-family lots ranging from .5 to 2.3 acres in size which supports the goal of providing a broader mix of housing types to meet the needs of the community by creating more housing choices.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Outline Development Plan does not further the goals of the Economic Development Plan as the proposed land use is for a residential development, the proposal does provide additional residential housing choice opportunities for both professionals and retirees in the community, located within the Redlands.

Board or Committee Recommendation:

N/A.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

- Staff Report/Background Information
- Site Location Map
- Aerial Photo Map
- Comprehensive Plan Future Land Use Map
- Existing Zoning Map
- Proposed Subdivision Plat

Limits of Development
Planned Development Ordinance

BACKGROUND INFORMATION					
Location:		323 Little Park Road			
Applicants:		Ken Scissors, Owner			
Existing Land Use:		Vacant land			
Proposed Land Use:		Eight (8) lot single-family detached residential subdivision			
Surrounding Land Use:	North	Single-family residential			
	South	Single-family residential			
	East	Vacant land and Single-family residential			
	West	Vacant land and Single-family residential			
Existing Zoning:		R-1 (Residential – 1 du/ac)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	R-E (Residential – Estate) and County RSF-4 (Residential Single-Family – 4 du/ac)			
	South	County RSF-4 (Residential Single-Family – 4 du/ac)			
	East	County RSF-4 (Residential Single-Family – 4 du/ac) and County RSF-E (Residential Single-Family – Estate)			
	West	County RSF-4 (Residential Single-Family – 4 du/ac)			
Future Land Use Designation:		Residential Low (.5 – 2 du/ac)			
Zoning within density range?		X	Yes		No

Density: The proposed density for Park Mesa Subdivision will be approximately 0.66 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Low (.5 – 2 du/ac). The applicant is requesting a default zone of R-2 which has no minimum density and allows up to a maximum density of 2 dwelling units/acre.

Access: The proposed subdivision will take access from Little Park Road. Lots 1, 2 and 8 will access Little Park Road by driveways. A cul-de-sac (Park Mesa Court) has been proposed to give access to Lots 3 through 7. The cul-de-sac was approved under the Alternative Street Section of the TEDS Manual (only a sidewalk on the east side of the street is proposed) since this is a semi-rural area and sidewalk is not needed on both sides of the street. The proposed right-of-way width for the cul-de-sac meets minimum City standards. A shared driveway for access to Lots 4, 5 and 6 is proposed in Tract B.

Open Space: The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), which will be dedicated to and owned and maintained by the Home Owners Association. The proposed open space will preserve the natural

features, topography and rock outcroppings of the property (proposed Tracts A and C). Proposed Tract C is the subdivision's stormwater detention pond and will be landscaped in accordance with Section 21.06.060 (h) (9) of the Zoning and Development Code and will include native grass seed mix, trees and shrubs. Proposed Tract A contains 4.14 acre of open space that will include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.

Phasing: The applicant is proposing to develop this subdivision in one (1) phase by December 31, 2018.

Topography: This property is 12.1 acres in size and has varying contours and hillsides from 0 – 10% to over 30% slopes. No building envelopes are proposed within the 30% slope areas. City Engineering and the Colorado Geological Survey have reviewed the submitted Geotechnical Report for the area and are recommending lot specific engineered building foundations and septic system designs.

Sanitary Sewer: There is presently no sanitary sewer service available to the property at this time. The southern lot line of this property is adjacent to the Persigo 201 Boundary. Existing sewer lines/mains are over 2,000 feet from the property on Rosevale Road. However, the applicant will be installing a dry sanitary sewer system to each lot in anticipation of future sewer connection. In June 2015, the applicant did receive a waiver from the Joint Persigo Board (County Commissioner's and City Council) to allow the homes to be served by septic systems and not hook onto the Persigo system. The Board did require that the Developer install dry sewer lines. A Power of Attorney will also be filed with the subdivision that commits the each property owner to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development. The minimum lot size to have a septic system is 0.50 acres in accordance with the Mesa County Health Department.

Long-Term Community Benefit: The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed residential development has met the following long-term community benefits:

1. Greater quality and quantity of public and/or private open space. The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), dedicated to and maintained by the Home Owners Association to preserve the natural features, topography and rock outcroppings of the property. Proposed Tracts A and B will also include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.
2. Reduced traffic demands. By setting aside 34% of the property in open space and reducing the density from a possible twelve units to a total of eight units, the proposed development will reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1.
3. In addition to the above two long-term community benefits, the proposed development preserves environmentally sensitive areas which is encouraged in the Zoning and Development Code.

Default Zone: The applicant is proposing to utilize the dimensional standard for the R-2 (Residential – 2 du/ac) zone as indicated in Section 21.03.040 (d) of the Zoning and Development Code, as follows:

Density: Applicant is proposing 0.66 dwelling units an acre.

Front yard setback (Principal/Accessory): 20'/25'.

Side yard setback (Principal/Accessory): 15'/3'.

Rear yard setback (Principal/Accessory): 30'/5'

Maximum building height: 35'.

Maximum Lot Coverage: 30%.

Proposed Lot Sizes are as follows:

Lots 1 through 4: 0.51 acres

Lot 5: 1.11 acres, Lot 6: 1.00 acre, Lot 7: 1.12 acres, Lot 8: 2.31 acres.

Deviations:

Landscape buffer:

The Applicant is requesting that the 14' wide landscape buffer and perimeter enclosure not be required adjacent to Little Park Road (minor collector), because of the topographical and natural conditions of the property with hillsides, rock bands and natural drainage paths. Furthermore, the existing desert landscaping will serve as the landscaping design for the subdivision which is in character with this semi-rural area.

Maximum setback for single-family dwelling structures:

The applicant is also requesting that the City not require the 150 foot maximum setback for a single-family dwelling (proposed Lot 8). The proposed building site would be over 430' +/- from Little Park Road. Due to topographical constraints the applicant has obtained an Ingress/Egress Easement across the adjacent property to the south (299 Little Park Road) to provide legal access to proposed Lot 8. One of the objectives of the Hillside Development provisions is to minimize the adverse effects of grading and cuts and fills. A new driveway accessing Lot 8 would require a significant cut into the existing hillside. By utilizing the adjacent driveway cutting into the hillside will not be required. In addition, the City Project Manager and the City Fire Department are supportive of the deviation since the applicant is proposing a fire hydrant within 250' of all properties and an all-weather driving surface for the drive-way of either asphalt or concrete to Lot 8 from Little Park Road with an approved turnaround at the end, supporting a fire truck. These meet the requirements for fire department access as identified within the International Fire Code.

Section 21.02.150 (b) of the Grand Junction Zoning and Development Code:

Requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with the Comprehensive Plan, specifically, Goals 5, Grand Valley Circulation Plan and other applicable adopted plans and policies, including the Redlands Area Plan. The proposed development is within the residential density range of the Residential Low (.5 – 2 du/ac) category as identified on the Future Land Use Map and the default zoning district of R-2 (Residential – 2 du/ac).

- b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

- (1) Subsequent events have invalidated the original premises and findings; and/or

The applicant is requesting to develop a residential subdivision within an existing residential zone, but as a Planned Development. One of the community benefits for the PD zone would be that the public will be able to utilize the dedication of a 20' wide pedestrian easement that would someday connect to the City owned property to the southwest for use as a trail. The ODP application is also within the allowable residential density range of the Residential Low (.5 – 2 du/ac) category as defined by the Future Land Use Map.

Therefore, this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character and/or condition of the area has not changed, the applicant is requesting to develop a residential subdivision as a Planned Development within the allowable density range as identified with the Comprehensive Plan Future Land Use Map designation of Residential Low (.5 – 2 du/ac).

Therefore, this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

With the exception of sewer, adequate public and community facilities are adequate to serve the type and scope of land use proposed or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zoning of R-2. The applicant did receive a waiver from the Joint Persigo Board (County Commissioner's and City Council) to allow septic systems and not require the subdivision to hook up immediately to the sewer system. The Board did require dry sewer lines be installed. Present sewer lines/mains are over 2,000 feet from the property on Rosevale Road. In addition a Power of Attorney will be filed with the subdivision that commits the property owners to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development. The proposed Park Mesa Subdivision is located within the Redlands and has a remote feel and look but is only a short drive away (less than 10 minutes) to grocery, restaurants, retail stores and downtown Grand Junction.

Therefore, this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The applicant is requesting to develop a residential subdivision within an existing residential zone, but as a Planned Development that provides additional community benefits that would not otherwise be required under conventional zoning, such as the dedication of a 20' wide pedestrian easement that would someday connect to the City owned property to the southwest for use as a trail.

Therefore, this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community will derive benefits from the proposed zoning of PD (Planned Development) by allowing the property to be developed as a semi-rural residential subdivision, as the Zoning and Development Code encourages the preservation of environmentally sensitive areas and open space to preserve the natural features, topography and rock outcroppings of the property. The proposed subdivision would also reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1, which could be up to 12 lots, rather than what the applicant is proposing as eight (8) lots. Proposed Tracts A and B will also include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.

Therefore, this criterion has been met.

- c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

The proposed ODP is in conformance with the Planned Development requirements of Section 21.05 of the Zoning and Development Code through the use of setback standards that are consistent with the default zone of the R-2 zone district, open space, building heights, street development standards, and landscaping requirements for proposed Tract C of the Zoning and Development Code.

- d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The property is proposed to be developed as a Planned Development and meets with the requirements as identified for environmental and sensitive land regulations as outlined in Section 21.07 of the Zoning and Development Code. The property is also located within the Redlands Area Plan corridor guidelines and meets with all applicable requirements associated with residential development.

- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

With the exception of sewer, adequate public and community facilities are adequate to serve the type and scope of land use proposed or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zoning of R-2. The applicant did receive a waiver from the Joint Persigo Board (County Commissioner's and City Council) to allow septic systems and not require the subdivision to hook up immediately to the sewer system. The Board did require dry sewer lines be installed. Present sewer lines/mains are over 2,000 feet from the property on Rosevale Road. In addition a Power of Attorney will be filed with the subdivision that commits the property owners to connect to sewer when it

becomes available. In the meantime, each individual property will be installing a private septic system upon development. The proposed Park Mesa Subdivision is located within the Redlands and has a remote feel and look but is only a short drive away (less than 10 minutes) to grocery, restaurants, retail stores and downtown Grand Junction.

- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

The proposed subdivision will take access from Little Park Road. Lots 1, 2 and 8 will access Little Park Road by driveways. A cul-de-sac (Park Mesa Court) has been proposed to give access to Lots 3 through 7. The cul-de-sac was approved under the Alternative Street Section of the TEDS Manual (only a sidewalk on the east side of the street is proposed) since this is a semi-rural area and sidewalk is not needed on both sides of the street. The proposed right-of-way width for the cul-de-sac meets minimum City standards. A shared driveway for access to Lots 4, 5 and 6 is proposed in Tract B.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

All adjacent land uses are single family residential homes which does not require screening and buffering between residential zoning districts.

- h) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed density for Park Mesa Subdivision will be 0.66 dwelling units/acre, which is within the Future Land Use Map residential density requirements of the Residential Low (.5 – 2 du/ac) designation.

- i) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.

The applicant is proposing an R-2 default zone district with deviations as identified within this staff report. All other subdivision requirements associated with the Zoning and Development Code have been met or exceeded.

- j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The applicant is proposing to develop this subdivision within one phase to be reviewed and approved by December 31, 2018.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Park Mesa Subdivision application, PLD-2015-400, request for approval of an Outline Development Plan (ODP) as a Planned Development, I make the following findings of fact/conclusions and conditions of approval:

1. The requested Planned Development, Outline Development Plan is consistent with the goals and policies of the Comprehensive Plan, specifically and Goal 5.
2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have all been met and addressed.
3. Approval of Planned Development, Outline Development Plan request is contingent upon the finalization and approval of all outstanding items associated with Final Plan for the proposed Park Mesa Subdivision as identified with City file number SUB-2015-311.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of conditional approval of the requested Outline Development Plan as a Planned Development, PLD-2015-400 to the City Council within findings of fact, conclusions and conditions of approval as stated in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

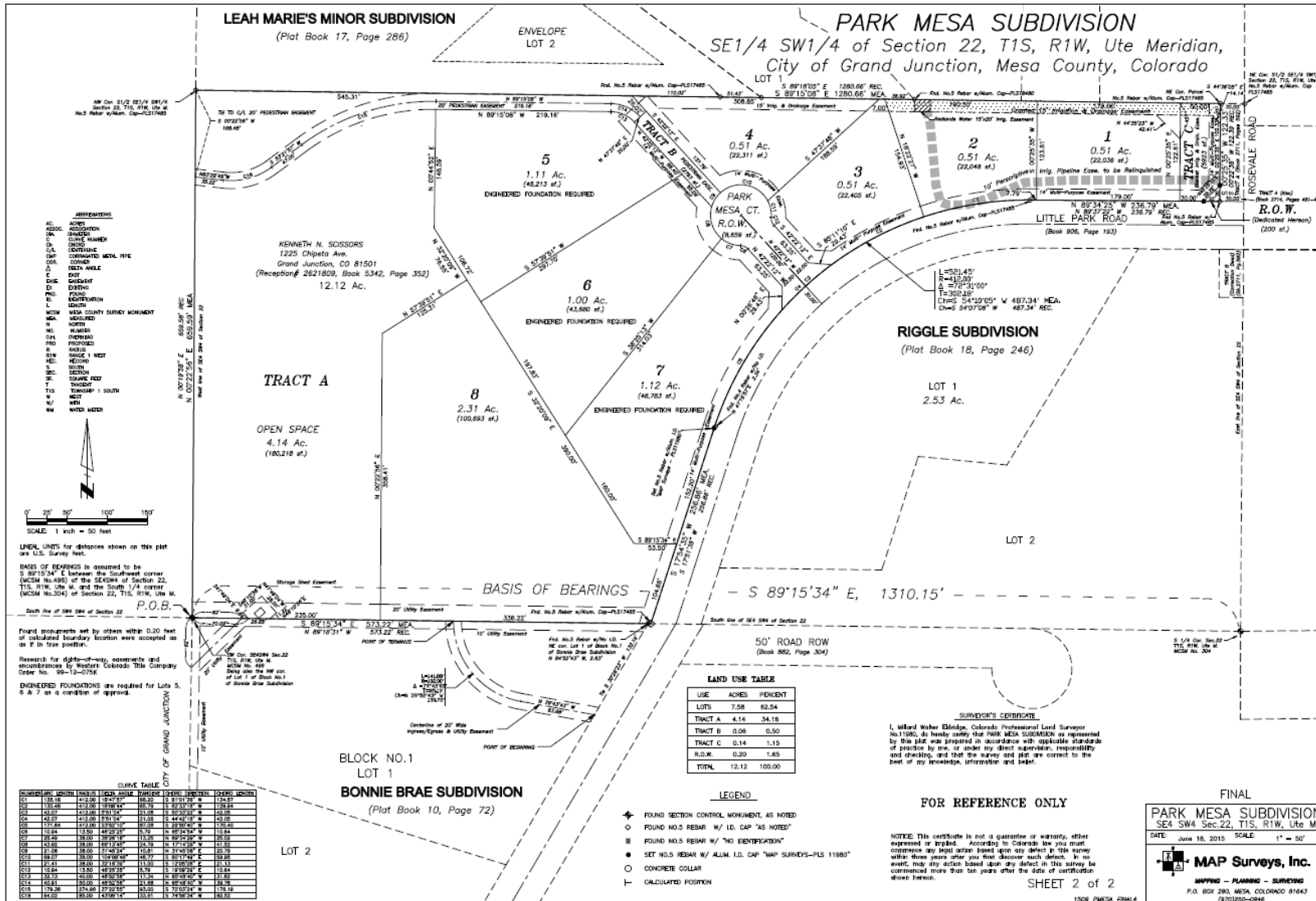
Madam Chairman, on item PLD-2015-400, I move that the Planning Commission forward a recommendation of conditional approval to the City Council on the requested Outline Development Plan as a Planned Development for Park Mesa Subdivision, with the findings of fact, conclusions and conditions identified within the staff report.

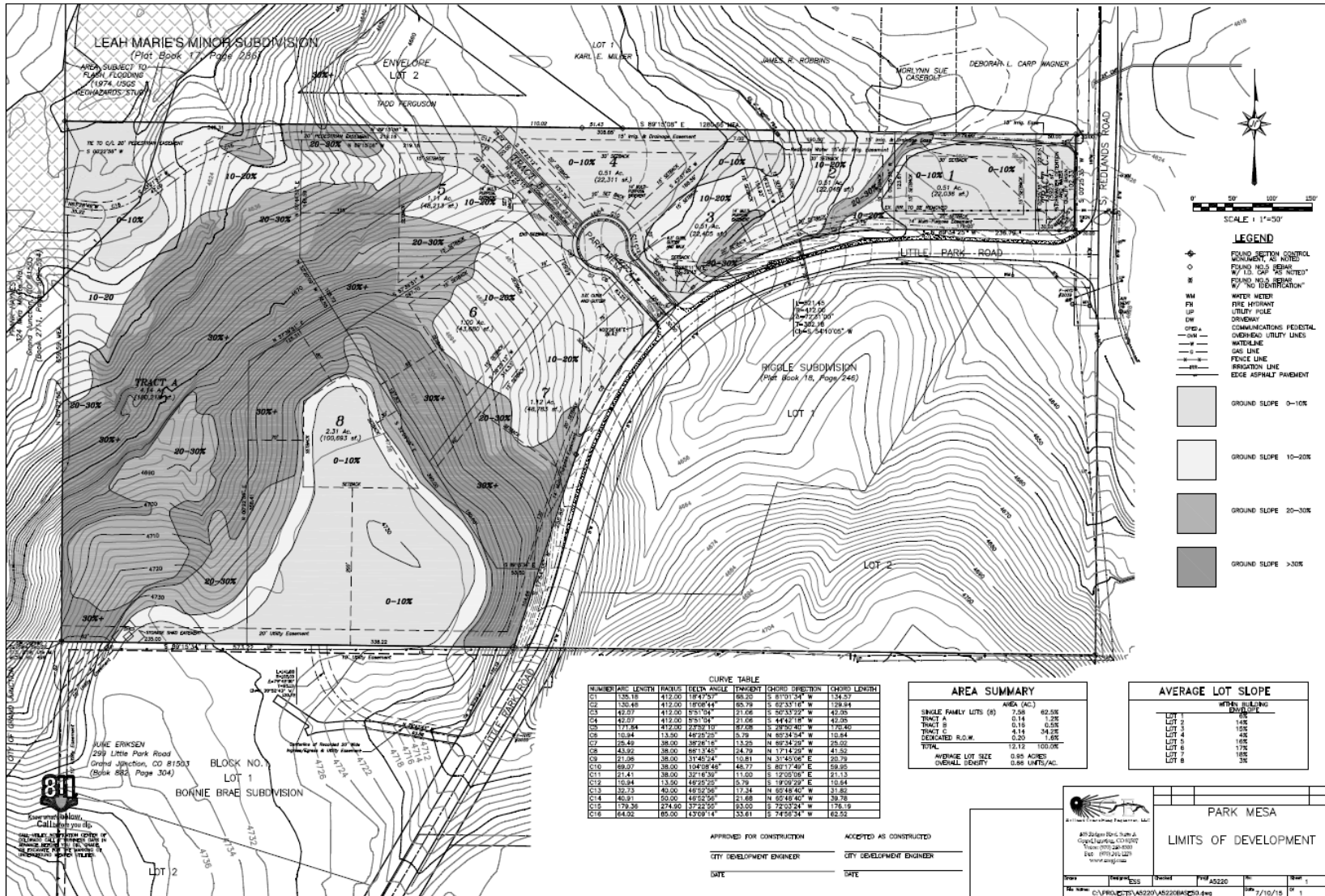






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CURVE TABLE

NUMERIC LENGTH	TABLE	BELEN ANGLE	TANGENT	CHORD DEVIATION	CHORD LENGTH
C1	126.18	412.00	184.737	88.20	S 81°10'24" W 124.37
C2	126.89	412.00	184.737	88.20	S 81°10'24" W 124.37
C3	42.07	412.00	52.5104	21.66	S 20°53'22" W 42.05
C4	42.07	412.00	52.5104	21.66	S 20°53'22" W 42.05
C5	171.54	412.00	222.32	87.28	S 28°26'46" W 171.40
C6	10.84	13.50	48.225	0.79	N 80°24'24" W 10.84
C7	28.43	38.00	135.28	13.25	N 80°24'24" W 28.43
C8	43.92	38.00	187.342	24.79	N 37°14'22" W 43.92
C9	21.86	38.00	114.82	10.81	N 37°14'22" W 21.86
C10	89.27	38.00	104.8848	48.77	S 80°17'48" E 89.27
C11	21.41	38.00	32.8130	11.80	S 12°02'08" E 21.41
C12	10.84	13.50	48.225	0.79	S 18°02'24" E 10.84
C13	32.73	40.00	48.5258	17.34	N 50°48'40" W 32.73
C14	46.21	50.00	48.5258	21.68	N 50°48'40" W 46.21
C15	179.36	274.90	372.2250	53.00	S 72°23'24" W 179.36
C16	84.92	85.00	43.0914	33.61	S 74°50'24" W 84.92

AREA SUMMARY

TRACT	AREA (AC)
SINGLE FAMILY LOTS (8)	7.58
TRACT A	0.14
TRACT B	0.16
TRACT C	4.14
DEDICATED R.O.W.	0.20
TOTAL	12.22
AVERAGE LOT SIZE	0.85 ACRES
OVERALL DENSITY	0.86 UNITS/AC

AVERAGE LOT SLOPE

LOT	WITHIN BUILDING	OUTSIDE
LOT 1	18%	18%
LOT 2	18%	18%
LOT 3	18%	18%
LOT 4	18%	18%
LOT 5	18%	18%
LOT 6	18%	18%
LOT 7	18%	18%
LOT 8	18%	18%

APPROVED FOR CONSTRUCTION _____ ACCEPTED AS CONSTRUCTED _____
 CITY DEVELOPMENT ENGINEER _____ CITY DEVELOPMENT ENGINEER _____
 DATE _____ DATE _____

PARK MESA
LIMITS OF DEVELOPMENT

APR 2016 Rev. 04
 City of Park Mesa, CO 81007
 Phone: (303) 248-2000
 Fax: (303) 248-2227
 www.parkmesa.com

Sheet 1 of 1
 Date: 7/10/15

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT WITH A DEFAULT R-2 (RESIDENTIAL – 2 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 8 SINGLE-FAMILY DETACHED DWELLING UNITS TO BE KNOWN AS PARK MESA SUBDIVISION

LOCATED AT 323 LITTLE PARK ROAD

Recitals:

The applicant, Ken Scissors, wishes to develop an eight (8) lot, single-family detached residential subdivision to be located at 323 Little Park Road on a total of 12.1 +/- acres to be constructed within one (1) phase.

The request for an Outline Development Plan as a Planned Development with a default R-2, (Residential – 2 du/ac) zoning district, including deviations have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-2), deviations and conditions of approval for the Outline Development Plan for Park Mesa Subdivision.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by allowing the property to be developed as a semi-rural residential subdivision, as the Zoning and Development Code encourages the preservation of environmentally sensitive areas and open space to preserve the natural features, topography and rock outcroppings of the property. The proposed subdivision would also reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1, which could be up to 12 lots, rather than what the applicant is proposing as eight (8) lots. Proposed Tracts A and B will also include the dedication of a 20’ wide public pedestrian easement for future connection to City owned property to the southwest (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR THE PARK MESA SUBDIVISION IS APPROVED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to the following described property:

Beginning at the Southwest corner of the South Half of the Southeast Quarter of the Southwest Quarter (S1/2 SE1/4 SW1/4) of Section 22, Township 1, South Range 1 West, of the Ute Meridian, whence the South Quarter corner of said Section 22 bears South 89 degrees 15'34" East, a distance of 1310.15 feet, for a basis bearing, with all bearings contained herein being relative thereto; thence North 00 degrees 22'56" East, a distance of 659.59 feet along the West line of said S1/2 SE1/4 SW1/4 to the Northwest corner; thence South 89 degrees 15'08" East along the North line of said S1/2 SE1/4 SW1/4 a distance of 1280.66 feet; thence South 00 degrees 25'35" West a distance of 122.33 feet to a point on the Northwesterly right-of-way line of Little Park Road, as described in Book 906, Page 193 Mesa County Records; thence along said Northwesterly right-of-way line the following three (3) courses: (1) North 89 degrees 34'25" West a distance of 236.79 feet; (2) along the arc of a curve to the left, having a delta angle of 72 degrees 31'00", with a radius of 412.00 feet, an arc length of 521.45 feet, a chord bearing of South 54 degrees 10'05" West, and a chord length of 487.34 feet; (3) South 17 degrees 54'35" West, a distance of 256.86 feet to a point on the South line of the said S1/2 SE1/4 SW1/4; thence along said South line of the S1/2 SE1/4 SW1/4, North 89 degrees 15'34" West, a distance of 573.22 feet to the point of beginning.

(Property) Said parcel contains 12.12 +/- acres more or less.

- B. This Property is zoned PD (Planned Development) with the following standards, deviations and requirements:

If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the R-2 (Residential – 2 du/ac) Zoning District.

Density: The proposed density for Park Mesa Subdivision will be approximately 0.66 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Low (.5 – 2 du/ac). The applicant is requesting a default zone of R-2 which has no minimum density and allows up to a maximum density of 2 dwelling units/acre.

Access: The proposed subdivision will take access from Little Park Road. Lots 1, 2 and 8 will access Little Park Road by driveways. A cul-de-sac (Park Mesa Court) has been proposed to give access to Lots 3 through 7. The cul-de-sac was approved under the Alternative Street Section of the TEDS Manual (only a sidewalk on the east side of the street is proposed). The proposed right-of-way width for the cul-de-sac meets minimum City standards. A shared driveway for access to Lots 4, 5 and 6 is proposed in Tract B.

Open Space: The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), which will be dedicated to and owned and maintained by the Home Owners Association. The proposed open space will preserve the natural features, topography and rock outcroppings of the property (proposed Tracts A and C). Proposed Tract C is the subdivision's stormwater detention pond and will be landscaped in accordance with Section 21.06.060 (h) (9) of the Zoning and Development Code and will include native grass seed mix, trees and shrubs. Proposed Tract A contains 4.14 acre of open space that will include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.

Phasing: The applicant is proposing to develop this subdivision in one (1) phase by December 31, 2018.

Topography: This property is 12.1 acres in size and has varying contours and hillsides from 0 – 10% to over 30% slopes. No building envelopes are proposed within the 30% slope areas. City Engineering and the Colorado Geological Survey have reviewed the submitted Geotechnical Report for the area and are recommending lot specific engineered building foundations and septic system designs.

Sanitary Sewer: There is presently no sanitary sewer service available to the property at this time. The southern lot line of this property is adjacent to the Persigo 201 Boundary. Existing sewer lines/mains are over 2,000 feet from the property on Rosevale Road. However, the applicant will be installing a dry sanitary sewer system to each lot in anticipation of future sewer connection. In June 2015, the applicant did receive a waiver from the Joint Persigo Board (County Commissioner's and City Council) to allow the homes to be served by septic systems and not hook onto the Persigo system. The Board did require that the Developer install dry sewer lines. A Power of Attorney will also be filed with the subdivision that commits the each property owner to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development. The minimum lot size to have a septic system is 0.50 acres in accordance with the Mesa County Health Department.

Long-Term Community Benefit: The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed residential development has met the following long-term community benefits:

1. Greater quality and quantity of public and/or private open space. The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), dedicated to and maintained by the Home Owners Association to preserve the natural features, topography and rock outcroppings of the property. Proposed Tracts A and B will also include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.
2. Reduced traffic demands. By setting aside 34% of the property in open space and reducing the density from a possible twelve units to a total of eight units, the proposed development will reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1.
3. In addition to the above two long-term community benefits, the proposed development preserves environmentally sensitive areas which is encouraged in the Zoning and Development Code.

Default Zone: The applicant is proposing to utilize the dimensional standard for the R-2 (Residential – 2 du/ac) zone as indicated in Section 21.03.040 (d) of the Zoning and Development Code, as follows:

Density: Applicant is proposing 0.66 dwelling units an acre.
 Front yard setback (Principal/Accessory): 20'/25'.
 Side yard setback (Principal/Accessory): 15'/3'.
 Rear yard setback (Principal/Accessory): 30'/5'.
 Maximum building height: 35'.
 Maximum Lot Coverage: 30%.

Proposed Lot Sizes are as follows:

Lots 1 through 4: 0.51 acres
 Lot 5: 1.11 acres, Lot 6: 1.00 acre, Lot 7: 1.12 acres, Lot 8: 2.31 acres.

Deviations:

Landscape buffer:

The Applicant is requesting that the 14' wide landscape buffer and perimeter enclosure not be required adjacent to Little Park Road (minor collector), because of the topographical and natural conditions of the property with hillsides, rock bands and natural drainage paths. Furthermore, the existing desert landscaping will serve as the landscaping design for the subdivision which is in character with this semi-rural area.

Maximum setback for single-family dwelling structures:

The applicant is also requesting that the City not require the 150 foot maximum setback for a single-family dwelling (proposed Lot 8). The proposed building site would be over 430' +/- from Little Park Road. Due to topographical constraints the applicant has obtained an Ingress/Egress Easement across the adjacent property to the south (299 Little Park Road) to provide legal access to proposed Lot 8. One of the objectives of the Hillside Development provisions is to minimize the adverse effects of grading and cuts and fills. A new driveway accessing Lot 8 would require a significant cut into the existing hillside. By utilizing the adjacent driveway cutting into the hillside will not be required. In addition, the City Project Manager and the City Fire Department are supportive of the deviation since the applicant is proposing a fire hydrant within 250' of all properties and an all-weather driving surface for the drive-way of either asphalt or concrete to Lot 8 from Little Park Road with an approved turnaround at the end, supporting a fire truck. These meet the requirements for fire department access as identified within the International Fire Code.

Introduced for first reading on this _____ day of _____, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

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EXHIBIT A – PARK MESA SUBDIVISION

